169.0	0009	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	692,400 /	692,400
USE VALUE:	692,400 /	692,400
ASSESSED:	692,400 /	692,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JARVIS LINDA L
Owner 2:	
Owner 3:	
Street 1:	34 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1917, having primarily Vinyl Exterior and 1519 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	240,900		451,500	692,400
Total Card	0.172	240,900		451,500	692,400
Total Parcel	0.172	240,900		451,500	692,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.83 | /Parcel: 455.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	112327
GIS Ref	
GIS Ref	
Insp Date	08/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 169.0-0009-0007.0

!13103!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	241,000	0	7,500.	451,500	692,500	692,500	Year End Roll	12/18/2019
2019	101	FV	211,700	0	7,500.	451,500	663,200	663,200	Year End Roll	1/3/2019
2018	101	FV	242,400	0	7,500.	380,600	623,000	623,000	Year End Roll	12/20/2017
2017	101	FV	242,400	0	7,500.	348,300	590,700	590,700	Year End Roll	1/3/2017
2016	101	FV	242,400	0	7,500.	296,700	539,100	539,100	Year End	1/4/2016
2015	101	FV	229,800	0	7,500.	258,000	487,800	487,800	Year End Roll	12/11/2014
2014	101	FV	229,800	0	7,500.	238,700	468,500	468,500	Year End Roll	12/16/2013
2013	101	FV	229,800	0	7,500.	227,000	456,800	456,800		12/13/2012

PRINT

Date	Time
12/11/20	03:06:43

LAST REV

Date	Time
08/09/18	17:41:39
apro	

PAT ACCT. 13103

USER DEFINED

Prior Id # 1:	112327
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13226-88		7/1/1977		32,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2014	1161	Re-Roof	9,140					Strip and re-roof.
3/19/1998	136	Addition	37,800					16X18 ADD 13X17 15
3/3/1998	102	Redo Kit						REMODEL KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	CC	Chris C
11/24/2008	Meas/Inspect	345	PATRIOT
12/15/1999	Meas/Inspect	243	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	7									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	451,500	Spl Credit		Total:	451,500

EXTERIOR INFORMATION

Type:	2 - Bungalow
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

BATH FEATURES

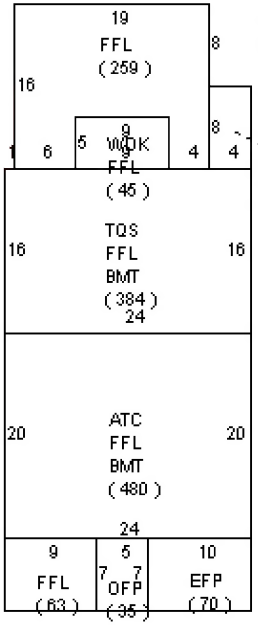
Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

COMMENTS

SKETCH



Sum Area By Label :
WDK = 77
TQS = 384
FFL = 1231
BMT = 864
ATC = 480
EFP = 70
OFP = 35

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.27240658
Const Adj.:	0.99742496
Adj $ / SQ:	114.222
Other Features:	87034
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	295989
Depreciation:	55054
Depreciated Total:	240935

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	114.22
Special Features:	0	Val/Su Net:	113.20
Final Total:	240900	Val/Su SzAd	142.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,231	114.220	140,607
TQS	3/4 Story	288	114.220	32,896
BMT	Basement	259	34.270	8,882
ATC	Attic	168	114.220	19,189
WDK	Deck	77	15.960	1,229
EFP	Enclos Porch	70	65.950	4,616
OFP	Open Porch	35	43.890	1,536

Net Sketched Area:	2,128			Total:	208,955
Size Ad	1687	Gross Are	3141	FinArea	1519

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	30				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

169.0-0009-0007.0

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X19	A	AV	1950	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	